

Planning and Zoning
Commissioners

Art Hughes, Chairman
John Clark, Vice Chair
Randy Haynes, Parliamentarian



Robert Horton
John Bond
Don Maxwell
G. H. Jones
Michael Parks
Michael Beckendorf

AGENDA

BRYAN PLANNING AND ZONING COMMISSION
Thursday, SEPTEMBER 7, 2006
BRYAN MUNICIPAL BUILDING, 300 SOUTH TEXAS AVENUE

Workshop Meeting – 5:00 p.m.
Conference Room 305

1. WORKSHOP SESSION.

A. REVIEW OF AGENDA FOR REGULAR PLANNING AND ZONING COMMISSION MEETING OF
SEPTEMBER 7, 2006 (No action will be taken).

B. COMMISSION/STAFF CONCERNS.

Regular Meeting – 6:00 p.m.
Council Chambers

2. CALL TO ORDER.

3. CITIZENS TO BE HEARD.

4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF
LOCAL OFFICIAL'S CONFLICT OF INTEREST.

5. CONSENT AGENDA (These items will be considered under one action unless removed for
discussion by a member of the Planning and Zoning Commission.)

6. PUBLIC HEARING/CONSIDERATION – Planning Variance ([PV06-21](#)) J. Dean

A request for approval of a variance from the minimum 25-foot front setback required on
residential lots for the property located at 901 Esther Boulevard at the east corner of the
intersection of Esther Blvd. and Wayside Drive, Lot 3 (pt of), 4, Block 8, Culpepper Manor #1
in central Bryan, Brazos County, Texas.

7. PUBLIC HEARING/CONSIDERATION – Planning Variance ([PV06-22](#)) J. Dean

A request to allow a development to utilize off-site parking across a minor arterial for the
property located at 800 North Sims, Lots 4-5 (pts of), Block 166, Bryan Original Townsite,
Bryan, Brazos County.

8. PUBLIC HEARING/CONSIDERATION – Conditional Use Permit ([CU06-11](#)) M. Zimmermann

A conditional use permit to allow automobile repair in a 'C-2' Retail zoning district, specifically
at 3502 South Texas Avenue between Mary Lake Drive and Dunn Street, occupying Lots 2 and
3 in Block 1 of Ramsey Place Subdivision as well as a 20-foot wide and 50-foot long segment
of an abandoned alley right-of-way, in southern Bryan, Brazos County, Texas.

9. PUBLIC HEARING/CONSIDERATION – Replat ([RP05-17](#)) J. Dean

A replat of Lots 1R & 2, Block 4 in Briarcrest Estates Subdivision – Phase 2, located at 3119
Camelot Drive in Bryan, Brazos County, Texas.

10. PUBLIC HEARING/CONSIDERATION – Replat ([RP06-13](#)) J. Dean
A replat of Block 107 of the Bryan Original Townsite consisting of 2.181 acres of land located on the east side of North Bryan Avenue between 15th Street and Martin Luther King Boulevard in north central Bryan, Brazos County, Texas.
11. PUBLIC HEARING/CONSIDERATION – Rezoning ([RZ06-17](#)) J. Dean
A request to change the zoning classification from a combination of 'RD-7' Residential District 7000 and 'C-2' Retail District to 'R-NC' Residential Neighborhood Conservation District for 2 lots along Kent Street approximately 330 feet west of the intersection of Kent Street and E. Villa Maria, Windover #1, Lot 1, Unrecorded; Windover #1, Lot 2, Unrecorded in east central Bryan, Brazos County, Texas.
12. PUBLIC HEARING/CONSIDERATION – Rezoning ([RZ06-24](#)) M. Zimmermann
A request to change the zoning classification from 'RD-7' Residential District – 7000 to 'R-NC' Residential Neighborhood Conservation District on fifteen lots located at or near the intersection of River Forest and Rustling Oaks Drives, being Lots 9 thru 13 in Block 7, Lots 3 thru 8 in Block 8, and Lots 1 thru 4 in Block 9 of Memorial Forest Subdivision #3 in southeastern Bryan, Brazos County, Texas.
13. PUBLIC HEARING/CONSIDERATION – Rezoning ([RZ06-25](#)) J. Dean
A request to change the zoning classification from 'RD-7' Residential District 7000 to 'R-NC' Residential Neighborhood Conservation for 16 lots along Camelot Drive approximately 986 feet west of the intersection of Camelot Drive and Broadmoor Drive, Lots 1-16 in the Briarcrest Park #1 Subdivision in east central Bryan, Brazos County, Texas.
14. PUBLIC HEARING/CONSIDERATION – Rezoning ([RZ06-30](#)) J. Dean
A request to change the zoning classification from a combination of 'C-3' Commercial District and 'SF-5' Single-Family Residential District – 5000 to a 'C-2' Retail District for three lots located in the 700 block of North Sims Street, southwest of the intersection of Martin Luther King Boulevard and North Sims Street, Lots 4-7, Block 165, Bryan Original Townsite in central Bryan, Brazos County, Texas.
15. ADJOURN

FOR INFORMATION ON TDD, SIGN LANGUAGE INTERPRETATION, OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT [\(979\) 209-5120](tel:979-209-5120) AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING.